



## Lee Terrace, Blackheath, London, SE3

£650,000 *Share of Freehold*

2  1  1 

A beautifully presented two bedroom, split level apartment located in the Grade II listed Wyberton House, the former Italianate-style home of Thames Embankment's engineer William Webster.

Found on the ground and lower ground floor the apartment comprises; a stunning (21'9x17'10) open plan lounge/ kitchen room, complete with 13' high ceilings. Downstairs you will find the spacious

### KEY FEATURES

- two bedrooms
- split level apartment
- off street parking
- 756 sq. ft
- communal gardens
- share of freehold
- moments from Blackheath Village



**Blackheath**

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(13'8x10'8) master bedrooms as well as a generously sized 18'1x7'10 second bedroom, there is also the beautiful and newly installed family bathroom and a large amount of storage.

Further benefits include immaculate communal gardens, off street parking, gas fire central heating and the property is sold with a share of the freehold.

This is a fantastic apartment and your earliest viewing will be highly recommended.

The property is conveniently located and is just a 6 minutes' walk from Blackheath station, which is within easy reach of London Bridge (12 minutes), Cannon Street (23 minutes), Charing Cross (25 minutes) and Victoria (29 minutes). Lewisham station (Zone 2), with direct DLR connection to Canary Wharf, is also within walking distance. Easy access is provided to the A20, the A21, the M25 and the Blackwell tunnel. City airport is usually within a 20 minute drive, Gatwick is around a 45 minute drive and Bluewater shopping centre is around a 20 minute drive.

Several Ofsted-rated outstanding schools are well within the catchment area including John Ball, St Margaret's Lee C of E Primary School and All Saints' C of E Primary School. There are also several excellent nurseries within walking distance.

Blackheath's vibrant village offers an array of boutiques, coffee shops, restaurants and bars, a popular Sunday farmers' market as well as some exceptional parks which include Blackheath's famous Heath, Greenwich Park (with one of London's finest views over the river, the City and Canary Wharf) and Manor House Gardens. Royal Greenwich, the National Maritime Museum, The Queen's House, the Painted Hall, The Royal Observatory, the Cutty Sark, the Excel Centre and the O2, one of Europe's finest music venues, are all close by.



## MATERIAL INFORMATION

**Tenure:** Share of Freehold

**Term:** 95 years

**Service Charge:** £5597 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** D

**Is the property listed:** Property is listed

### Utilities:

**Electricity supply:** Mains Supply

**Sewerage supply:** Mains Supply

**Water supply:** Mains Supply

**Mobile signal:** Yes

### Rights & Easements:

**Does the property have any easements:** Property does not have easements

**Does the property have public rights of way:** Property does not have public rights of way across the property

**Does the property have restrictions:** Property does not have restrictions

### Flooding:

**Has the property flooded in the last 5 years:** Property has not flooded in the last five years

### Last flood date:

**Does the property have flood defences:** Property does not have flood defences

**Is object modified:** False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

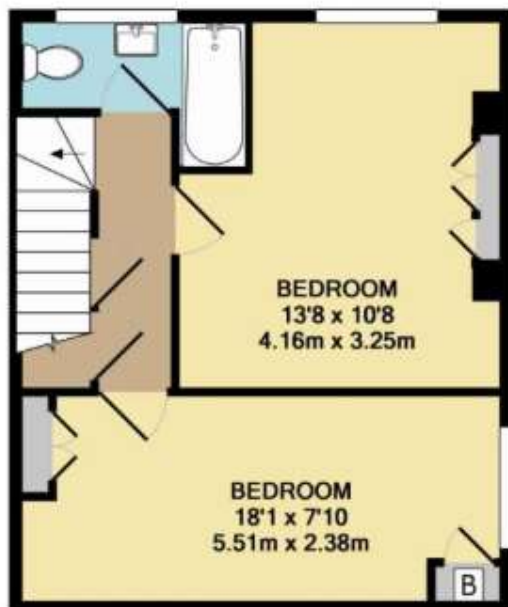


<https://www.winkworth.co.uk/sale/property/BLA250109>

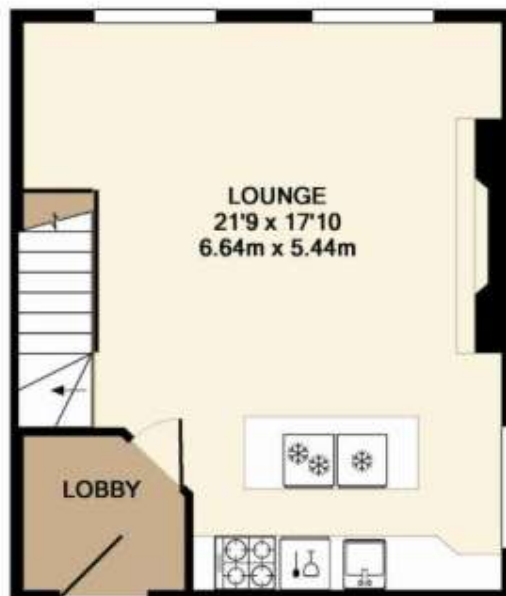
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.







BASEMENT LEVEL  
APPROX. FLOOR  
AREA 380 SQ.FT.  
(35.3 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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